

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF Environmental**  
**Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14204</u>
MEPA Analyst:	<u>Bill GAGE</u>
Phone:	617-626- <u>1025</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Glen Ellen Country Club Senior Residential Community		
Street: Orchard Street		
Municipality: Millis and Holliston	Watershed: Charles	
Universal Transverse Mercator Coordinates: 302185 East 4673336 North Z19 NAD 83	Latitude: 42°11'13.84" N	Longitude: 71°23'43.89" W
Estimated commencement date: Spring 2009	Estimated completion date: Fall 2015	
Approximate cost: \$ 60,000,000 +/-	Status of project design: 10%complete	
Proponent: Glen Ellen Co., Inc., & Bogastow Co., Inc.		
Street: 150 Mount Vernon Street, Suite 500		
Municipality: Boston	State: MA	Zip Code: 02125
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Derrig		
Firm/Agency: Earth Tech	Street: 300 Baker Avenue, Suite 290	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: (978) 371-4000	Fax: (978) 371-2468	E-mail: David.Derrig@earthtech.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes  No

Has this project been filed with MEPA before?

Yes (EOEA No. \_\_\_\_\_)  No

Has any project on this site been filed with MEPA before?

Yes (EOEA No. \_\_\_\_\_)  No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

A Single EIR? (see 301 CMR 11.06(8))  Yes  No

a Special Review Procedure? (see 301CMR 11.09)  Yes  No

a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No

a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:

Local Order of Conditions, Local Planning Board Special Permit, Local Board of Health Approval, Local Board of Selectmen Stormwater Management Approval, NPDES MA Construction Stormwater General Permit

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**FEB 29 2008**

**MEPA**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species          | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air                   | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations           | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License  <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval  <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: DEP Groundwater Discharge Permit, DEP Water Supply Distribution System Modification Permit
Total site acreage	230.75 Acres			
New acres of land altered		26.79 Acres (assumes 39.42 acres of existing golf course and function acreage as already altered)		
Acres of impervious area	11.5 acres	23.8 acres	35.3 acres	
Square feet of new bordering vegetated wetlands alteration		1,800 SF		
Square feet of new other wetland alteration		1,600 SF		
Acres of new non-water dependent use of tidelands or waterways		0.00 acres		
<b>STRUCTURES</b>				
Gross square footage	56,628 +/- Gross Floor Area (GFA)	1,117,314 GFA	1,173,942 GFA	
Number of housing units	1 (to be demolished)	341	341	
Maximum height (in feet)	<35'	0	<35'	

<b>TRANSPORTATION</b>			
Vehicle trips per day	1,174 trips/day	1,210 trips/day (reflects local requirement: ITE rates indicate 750 net new trips/day)	2,384 trips/day (reflects local requirement: ITE rates indicate 1,924 total trips/day)
Parking spaces	285 common spaces for recreation /function use	28 common spaces for recreation use, 126 visitor spaces in 24 areas throughout the residential component, 682 private off-street spaces - one driveway & one garage space per unit	313 common spaces for recreation use, 126 visitor spaces in 24 areas throughout the residential component, 682 private off-street spaces - one driveway & one garage space per unit
<b>WASTEWATER</b>			
Gallons/day (GPD) of water use	17,000 gpd	83,000 gpd (domestic )	100,000 gpd (domestic )
GPD water withdrawal	100,000 gpd (irrigation)	-25,000 gpd (irrigation )	75,000 gpd (irrigation )
GPD wastewater generation/ treatment	17,000* gpd * installed capacity	83,000 gpd	100,000 gpd
Length of water/sewer mains (in miles)	Water/Sewer- 0.19 mi. (water) 0.05 mi.(sewer)	Water/Sewer- 2.61 mi. (water) 3.21 mi.(sewer)	Water/Sewer- 2.80 mi. (water) 3.26 mi.(sewer)

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify\_)  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify-)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The proposed Glen Ellen Country Club Senior Residential Community is located on a 230-acre site in Millis and Holliston, with access via Orchard Street in Millis. No activity is proposed within the 7 acres of the site that exists in Holliston: all development and redevelopment will occur on the 223.54 acres that are in Millis. The Millis component consists of an 80-acre undeveloped parcel on the western portion of the site, and the 143-acre existing Glen Ellen Country Club (GECC). At present, the GECC consists of an 18-hole golf course, swimming pool, clubhouse and grill, and various function and pavilion buildings that serve the GECC outing and function business. The existing facilities are served by Town water and five Title 5 septic systems.

The proponent has filed an application with the Town of Millis Planning Board for a Special Permit under the Town's Senior Residential Community (SRC) bylaw. The proposed use includes 341 age-restricted residential units (as allowed under the SRC bylaw), a nine-to-fourteen-hole golf course (from the existing 18-hole course), a wellness center, clubhouse/grill room, and limited function facilities. The proposal will result in a minimum open space acreage of 78.24 acres as required under the SRC bylaw. Of the 230-acre total, over 135 acres will be open space, undeveloped or in recreation (golf course) use. As part of the local application, analysis of a 100-unit single-family development (the by-right use based on the underlying zoning) was prepared. A summary table comparing that alternative to the proposed use is shown at the end of this project description.

The project exceeds the EIR threshold under the Land category for creation of ten or more acres of impervious area (23.8 acres), ENF thresholds under the Land category for direct alteration of 25 or more acres of land (26.79 acres, excluding redevelopment of portions of the existing golf course) as well as thresholds under the Wastewater category for construction of a new wastewater treatment and/or disposal facility with a capacity of 100,000 or more gpd (100,000 gpd), new discharge to groundwater of 50,000 or more gpd of sewage (100,000 gpd), and construction of greater than 0.5 miles of new on-site sewer lines (2.46 miles). The Transportation threshold is also acknowledged (1,000 or more new trips and 150 new parking spaces in a single location), although 126 of the 154 new spaces are scattered among the residential component of the project in 24 separate visitor parking areas, with the remaining 28 new spaces located near the golf and wellness center uses.

The existing GECC facility is under an Administrative Consent Order from DEP for deficiencies associated with its existing Title 5 wastewater disposal systems. The proponent has met with DEP and has committed to the construction of an on-site wastewater treatment facility to address both existing deficiencies and future wastewater treatment needs. A Preliminary Design Report and Groundwater Discharge Permit application has already been submitted to DEP.

Traffic impacts will be minor: the project will generate approximately 1,200 new trips per day based upon trip generation rates required by the Town of Millis traffic consultant. This estimate is higher than if using the standard ITE Trip Generation rates for Senior Adult Housing, Golf Course and Health/Fitness Club (ITE Land Use Codes 251, 252, 430 and 492), which indicate that the project would generate 750 new trips per day. Although the locally required trip generation rates actually overstate traffic impacts by 60%, the local rates have been used throughout this ENF for purposes of consistency with the local review. A complete traffic study was submitted to the Town as part of the Special Permit process, with the Town's traffic consultant concluding that "the applicant has sufficiently addressed all of the comments in the engineering review memorandum." The provision of 154 new parking spaces includes 126 visitor spaces scattered about the residential portion of the site in 24 separate areas, and 28

additional spaces near the golf and wellness center uses. No MassHighway permit is required.

There are minimal proposed impacts to bordering vegetated wetlands (1,800 SF) and bank (80 LF) associated with access to development parcels and possibly emergency access. Initial expectations are to span the two wetland crossings with bridges in order to further minimize impacts, and locate the bridge abutments outside the resource area if possible. Impacts to other wetland resources (bordering land subject to flooding, riverfront area) would only be associated with a pipe connecting the proposed wastewater treatment plant to the leaching field area proposed on the east side of Bogastow Brook: these potential impacts will be minimized through the use of directional drilling. These impacts, along with any work in buffer zone will be identified in the NOI to be filed with the Millis Conservation Commission. A review of the MassWildlife/Natural Heritage and Endangered Species Program (NHESP) Natural Heritage Atlas and MassGIS updates indicate that the site does not include any mapped Estimated and Priority Habitat.

While domestic water usage is expected to increase over existing demand at the GECC, water withdrawal for irrigation will be reduced by approximately 25,000 gpd due to the reduction of golf holes from 18 to a maximum of 14. In order to improve capacity and fire flow, the proponent will be providing substantial improvements (4,200 feet of 12" water main replacement) to existing Town of Millis infrastructure within the Orchard Street right-of-way. A DEP Water Distribution System Modification Permit will be required.

The property is identified as a 21E site due to two separate reported chemical/fuel releases in 2000 and 2005.

The project will be constructed in several phases depending upon market demand. Construction management plans will be prepared to minimize construction impacts, in support of the NPDES Construction Stormwater General Permit.

**Alternatives Comparison / Conventional Subdivision Plan vs. Senior Residential Community Plan**

	Conventional Subdivision Plan	Senior Residential Community (SRC) Plan	Difference
Number of Housing Units	100	341	241
Open Space / Undeveloped Areas (including golf course)	51.3 +/- acres	138.9 +/- acres	- 87.6 +/- acres
Developed Areas (buildings, roadway, parking)	172.0 +/- acres	84.4 +/- acres	+87.6 +/- acres